

From: [Carrie Mesch](#)
To: [Kristi Jefferson](#)
Cc: [M. Tom Mesch](#)
Subject: Comments on Cherry Orchard Subdivision Overall Plan
Date: Thursday, January 21, 2021 10:24:12 AM
Attachments: [18031 RIVER RIDGE PLAT P2 200217.pdf](#)
[Untitled attachment 00072.txt](#)

Dear Kristi,

On behalf of Arkansas River Living, LLC, developers of River Ridge Subdivision, I would like to make comments on the Overall Plan submitted for the January 25, 2021 Planning Commission meeting regarding the Cherry Orchard Subdivision at 825 Scott Street.

As we were going through the process of designing River Ridge Subdivision and working with the City, it was suggested that we align our alleys with the south edge of the adjacent property line (825 Scott Street), so that future development of that parcel would extend the alley to Scott Street. We believe that is still the best plan, and ask that the Planning Commission consider recommending this change.

This change eliminates curb cuts along River Ridge Lane, which would be consistent with the remainder of that section of River Ridge Lane.

Additionally, we were told by the City that they don't ideally like dead end alleys, so our design allowed for the future elimination of the River Ridge alley's dead end when 825 Scott Street was developed. In referencing our Plat (attached), please notice that ideally we would have liked to move the alley further North, giving more square footage to our lots on Old Stage Road. We complied with the City's thinking, designed our alley with the suggested alignment, and set up the future extension of the alley through to Scott Street.

In looking at the submitted Plan for Cherry Orchard Subdivision, it appears that the northern edge of the proposed easement, closely aligns with where the alley would pass through. This change would eliminate the proposed gate, and also ensure that the sewer main, when extended, is not impeded by future improvements. Although structural improvements would be prohibited by an easement, easements are not always adhered to by homeowners over the course of time (shed's etc.), which obviously can cause maintenance issues for the City.

In summary, we believe that extending the River Ridge Subdivision alley through to Scott Street is a cleaner, overall better plan for the City, and for the residents.

Thank you for this consideration.

Respectfully,
Carrie J. Mesch
Managing Partner, Arkansas River Living, LLC